

Fire Safety Guidance in Purpose Built Blocks of Flats RESPONDENT INFORMATION FORM - please return by 31 May

The Fire Safety Guidance for Purpose Built Blocks of Flats is sector owned guidance intended to give practical support and advice to all those with responsibilities for ensuring the safety of residents and others in these types of buildings. This includes private sector and social landlords, managing agents or facility managers, enforcement officers, advice agencies and those carrying out fire risk assessments.

In producing this consultation draft, our consultants – C.S. Todd and Associates Ltd – have been directed by a Reference Group of key stakeholders. This consultation is now seeking all stakeholder views on the extent to which the draft guidance offers appropriate support and guidance to those with responsibilities for ensuring the safety of purpose built blocks of flats.

The Respondent Information Form is set out to ensure that the Reference Group obtain a strategic view on issues around readership, presentation and content. There is also an opportunity to feed in detailed comments on content in each chapter of the guidance.

Consideration will be given to all consultation feedback. The final decision on whether to include suggestions and amendments or to reject them will be made by the Fire Safety Guidance in Purpose Built Blocks of Flats Reference Group.

Please send completed forms back to C.S. Todd and Associates Ltd at guideconsult@cstodd.co.uk no later than 31 May.

1. Name/Organisation

Organisation Name

The Federation of Private Residents Associations Ltd.

Title Mr / Ms Mrs Miss Dr *Please tick as appropriate*

Surname

Smytherman

Forename

Bob

2. Postal Address

PO Box 10271,

Epping,

Essex,

Postcode CM16 9DB	Phone 0871 200 3324	Email Bob@fpra.org.uk
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3. Permissions - I am responding as...

Individual / Group/ Organisation
Please tick as appropriate

CONSULTATION QUESTIONNAIRE RESPONDENT FORM

CONSULTATION QUESTIONS

Overall comments :

Content:

1. Do you feel that the guidance covers what you would expect it to cover? Please explain your answer.

We feel there should be greater reference to the 1000's of volunteer Residential Management Company and Right to Manage Company Directors who are currently undertaking the role of 'responsible person' for the purpose of the fire safety legislation. There should be clearer guidance on the use of energy efficiency measures such as cavity wall and loft insulation.

a. Do you feel there is currently anything missing?

Yes, there are a significant number of self-managed blocks who will be affected by this guidance and the underpinning legislation who are currently unsure of their responsibilities and I don't feel the current draft is very user friendly for this large group of people responsible for fire safety in blocks of flats. We also think there should be greater clarity on the issue of energy efficiency measures for blocks of flats to avoid conflict with fire safety advice and legislation, especially with the roll out of the 'Green Deal' and ECO which is meant to target those in fuel poverty, this will be difficult if a building is prevented from carrying out insulation measures due to conflicts with the fire risk assessments.

b. Do you feel that there are any areas that are unnecessary?

Not sure as due to limited timescales for the consultation we have been unable to consult our membership other than including a link to our web-site.

Presentation:

The Reference Group believe that the document is currently too lengthy and needs to be reduced in size in order to make it more readable for users.

2. Can you suggest any areas you would edit down?

It would be very useful to have simple web-based version with hyper links to the various areas of interest to the readers without having to trail through all the pages.

3. Do you have any suggestions to improve the presentation of the information, i.e. use of summary boxes, images to illustrate points?

Simple summaries and images would certainly make the document more interesting.

Accessibility:

The final guidance will be available in a free web based format. A key consideration is how accessible it is to users.

4. Please comment on how practical, user friendly and easy to interpret you find the draft guidance.

This should include simple do's and don'ts questions to enable the user to tailor the advice to their own blocks circumstances.

5. Do you have any ideas on how to improve ease of use of the guidance, i.e. use of summary boxes to draw out key points?

A simple template of the Fire Risk Assessment should be able to be printed once completed on-line to enable RMC and RTM Directors to share the findings with residents on notice boards, block web-sites and also as part of solicitor enquiries for prospective residents to inform them of pending major works such as fire alarm systems and the need for fire fighting equipment that may be suggested as a result of the risk assessment.

Diversity

6. Do you think that the guidance deals adequately with vulnerable people such as people with disabilities who need assistance with evacuation in the event of a fire?

No I think only be available in a web –based format will disadvantage a % of elderly and disabled many of whom could be RMC and RTM Directors with responsibilities for fire safety.

Overall impression:

7. Overall, do you find the guidance useful to you / not useful to you? Please explain your answer.

Yes, this is certainly an improvement on the current situation and we welcome being part of the reference group and being able to feedback detailed comments. Communicating the new guidance especially to self-managed blocks will key and we will be happy to assist with this in which ever practical ways we can.

Detailed comments by section :

The following section is to enable you to feedback any detailed comments on each part of the document

8. Please enter specific comments on Part A in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

Please add rows as necessary

9. Please enter specific comments on Part B in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

Please add rows as necessary

10. Please enter specific comments on Part C in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

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Please add rows as necessary

11. Please enter specific comments on Part D in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

Please add rows as necessary

12. Please enter specific comments on Part E in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

Please add rows as necessary

13. Please enter specific comments on Part F in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

		ED editorial)		

Please add rows as necessary

14. Please enter specific comments on Part G in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

Please add rows as necessary

15. Please enter specific comments on the appendices in the box below

Clause no. / sub clause no. / annex	Paragraph / figure / table / note e.g. table 1	Type of comment: (GE general / TE technical / ED editorial)	Comment (justification for change)	Proposed change

Please add rows as necessary

If you have any enquires on the consultation process that are not of a technical nature please contact:

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On issues of technical detail please contact Colin Todd Associates Ltd:
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